

ROSS HEIGHTS RIGHT-OF-WAY ABANDONMENT EXHIBIT A

TRACT I

BEING a 0.415 acre tract of land out of the Thomas White Survey, Abstract No. 70, Tarrant County, Texas and being a portion of Gendy Street (a remainder variable width right-of-way) as shown on plat of Ross Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 310, Page 32 of the Plat Records of Tarrant County, Texas, said portion of Gendy Street also shown on plat of Gendy Street and Burnett Tandy Drive as recorded in Cabinet A, Slide 8180 of said Plat Records of Tarrant County, Texas, said 0.415 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut in concrete found for the most easterly southeast corner of said Gendy Street (Cabinet A, Slide 8180), said "X" cut in concrete being the intersection of the existing east right-of-way line of said Gendy Street (Cabinet A, Slide 8180) and the proposed north right-of-way line of Harley Avenue (a variable width right-of-way);

THENCE North 44 degrees 40 minutes 46 seconds West, with the existing east right-of-way line of said Gendy Street (Cabinet A, Slide 8180), a distance of 28.30 feet to a "X" cut in concrete found for corner;

THENCE North 00 degrees 17 minutes 17 seconds East, with the existing east right-of-way line of said Gendy Street (Cabinet A, Slide 8180) a distance of 443.73 feet to a 5/8 inch iron rod with cap stamped "C&B" found for the beginning of a curve to the right having a radius of 15.00 feet, a central angle of 60 degrees 46 minutes 18 seconds and whose chord bears North 30 degrees 41 minutes 22 seconds East, a distance of 15.17 feet;

THENCE with said curve to the right and the east right-of-way line of said Gendy Street (Cabinet A, Slide 8180), an arc length of 15.91 feet to a 5/8 inch iron rod with cap stamped "C&B" found at the beginning of a reverse curve to the left having a radius of 112.00 feet, a central angle of 16 degrees 55 minutes 44 seconds and whose chord bears North 52 degrees 36 minutes 39 seconds East, a distance of 32.97 feet;

THENCE with said reverse curve to the left and the east right-of-way line of said Gendy Street (Cabinet A, Slide 8180), an arc length of 33.09 feet to a point for corner in the intersection of the west line of Lot 1, Block 1 of said Ross Heights with the east right-of-way line of Gendy Street (a 50-foot right-of-way, as shown in Volume 310, Page 32);

THENCE South 00 degrees 36 minutes 55 seconds East, with the east right-of-way line of said Gendy Street (Volume 310, Page 32), with the west line of Block 2 and Block 5 of said Ross Heights, a distance of 497.06 feet to a point in the proposed north right-of-way line of said Harley Avenue;

THENCE North 89 degrees 42 minutes 07 seconds West, with the north right-of-way line of said Harley Avenue, a distance of 21.61 feet to the **POINT OF BEGINNING**, and containing 18,060 square feet or 0.415 acres of land, more or less.

TRACT II

BEING a 2.455 acre tract of land out of the Thomas White Survey, Abstract No. 70, Tarrant County, Texas and being all of the alleys in Block 2, Block 3, Block 4 and Block 5 of Ross Heights, an addition to the City of Fort Worth, as recorded in Volume 310, Page 32 of the Plat Records of Tarrant County, Texas, said 2.455 acre tract of land also being all of Clyde Street between said Blocks 2 and Block 3 of said Ross Heights and portion of Clyde Street between Block 4 and Block 5 of said Ross Heights and the portion of Winona Street adjacent to the north lines of Block 2 and Block 3 of said Ross Heights, said 2.455 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of Lot 1, Block 3 of said Ross Heights, said point being the intersection of the south right-of-way line of Winona Street (a variable width right-of-way per Volume 310, Page 32) with the east right-of-way line of said Clyde Street;

THENCE South 00 degrees 36 minutes 55 seconds East, with the east right-of-way line of said Clyde Street, a distance of 120.00 feet to a point for the southwest corner of Lot 1, Block 3 of said Ross Heights, said point being the intersection of the east right-of-way line of said Clyde Street with the north line of a 15' Alley;

THENCE South 89 degrees 36 minutes 55 seconds East, with the north line of said 15' Alley, a distance of 222.00 feet to a point for the southeast corner of Lot 4, Block 3 of said Ross Heights, said point being in the west line of a tract of land deeded to the City of Fort Worth as recorded in Volume 1671, Page 42 of the Deed Records of Tarrant County, Texas;

THENCE South 00 degrees 36 minutes 55 seconds East, with the west line of said City of Fort Worth tract of land, a distance of 15.00 feet to a point for the northeast corner of Lot 5, Block 3 of said Ross Heights, said point being in the south line of said 15' Alley;

THENCE North 89 degrees 36 minutes 55 seconds West, with the south line of said 15' Alley, a distance of 222.00 feet to a point for the northwest corner of Lot 8, Block 3 of said Ross Heights, said point being the intersection of the south line of said 15' Alley with the east right-of-way line of said Clyde Street;

THENCE South 00 degrees 36 minutes 55 seconds East, with the west line of Lot 8, Block 3 of said Ross Heights and with the east right-of-way line of said Clyde Street, a distance of 120.00 feet to a point for the southwest corner of Lot 8, Block 3 of said Ross Heights, said point being the intersection of the east right-of-way line of said Clyde Street with the north right-of-way line of Seneca Street (a 50-foot right-of-way);

THENCE South 89 degrees 36 minutes 55 seconds East, with the north right-of-way line of said Seneca Street, a distance of 222.00 feet to a point for the southeast corner of Lot 5, Block 3 of said Ross Heights, said point being in the west line of said City of Fort Worth tract of land;

THENCE South 00 degrees 36 minutes 55 seconds East, with the west line of said City of Fort Worth tract of land, a distance of 50.01 feet to a point for the northeast corner of Lot 4, Block 4 of said Ross Heights, said point being in the south right-of-way line of said Seneca Street;

THENCE North 89 degrees 36 minutes 55 seconds West, with the south right-of-way line of said Seneca Street, a distance of 222.00 feet to a point for the northwest corner of Lot 1, Block 4 of said Ross Heights, said point being the intersection of the south right-of-way line of said Seneca Street with the east right-of-way line of said Clyde Street;

THENCE South 00 degrees 36 minutes 55 seconds East, with the west line of Lot 1, Block 4 of said Ross Heights and with the east right-of-way line of said Clyde Street, a distance of 120.00 feet to a point for the southwest corner of Lot 1, Block 4 of said Ross Heights, said point being the intersection of the east right-of-way line of said Clyde Street with the north line of a 15' Alley;

THENCE South 89 degrees 36 minutes 55 seconds East, with the north line of said 15' Alley, a distance of 222.00 feet to a point for the southeast corner of Lot 4, Block 4 of said Ross Heights, said point being in the west line of said City of Fort Worth tract of land;

THENCE South 00 degrees 36 minutes 55 seconds East, with the east line of said alley and with the west line of said City of Fort Worth tract of land, a distance of 15.00 feet to a point for the northeast corner of Lot 5, Block 4 of said Ross Heights, said point being and in the south line of a 15' Alley;

THENCE North 89 degrees 36 minutes 55 seconds West, with the south line of said 15' Alley, a distance of 222.00 feet to a point for the northwest corner of Lot 8, Block 4 of said Ross Heights, said point being the intersection of the south line of said alley with the east right-of-way line of said Clyde Street;

THENCE South 00 degrees 36 minutes 55 seconds East, with the west line of Lot 8, Block 4 of a distance of 104.71 feet to a point for corner in the proposed north right-of-way line of said Harley Avenue;

THENCE North 89 degrees 42 minutes 07 seconds West, with the proposed north right-of-way line of said Harley Avenue, a distance of 50.01 feet to a point for corner in the east line of Lot 11, Block 5 of said Ross Heights, said point being in the west right-of-way line of said Clyde Street;

THENCE North 00 degrees 36 minutes 55 seconds West, with the west right-of-way line of said Clyde Street, a distance of 104.79 feet to a point for the northeast corner of Lot 11, Block 5 of said Ross Heights, said point being the intersection of the west right-of-way line of said Clyde Street with the south line of a 15' Alley;

THENCE North 89 degrees 36 minutes 55 seconds West, with the south line of said 15' Alley, a distance of 500.00 feet to a point for the northwest corner of Lot 20, Block 5 of said Ross Heights, said point being the intersection of the south line of said 15' Alley with the east right-of-way line of Gendy Street (a variable width right-of-way, as shown in Volume 310, Page 32);

THENCE North 00 degrees 36 minutes 55 seconds West, with the east right-of-way line of said Gendy Street (Volume 320, Page 32), a distance of 15.00 feet to a point for the southwest corner of Lot 1, Block 5 of said Ross Heights, said point being the intersection of the east right-of-way line of said Gendy Street (Volume 310, Page 32) with the north line of a 15' Alley;

THENCE South 89 degrees 36 minutes 55 seconds East, with the north line of said 15' Alley, a distance of 500.00 feet to a point for the southeast corner of Lot 10, Block 5 of said Ross Heights, said point being the intersection of the north line of said 15' Alley with the west right-of-way line of said Clyde Street;

THENCE North 00 degrees 36 minutes 55 seconds West, with the east line of said Lot 10, Block 5 and with the west right-of-way line of said Clyde Street, a distance of 120.00 feet to a point for the northeast corner of Lot 10, Block 5 of said Ross Heights, said point being the intersection of the west right-of-way line of said Clyde Street with the south right-of-way line of said Seneca Street;

THENCE North 89 degrees 36 minutes 55 seconds West, with the south right-of-way line of said Seneca Street, a distance of 500.00 feet to a point for the northwest corner of Lot 1, Block 5 of said Ross Heights, said point being the intersection of the south right-of-way line of Seneca Street with the east right-of-way line of said Gendy Street (Volume 310, Page 32);

THENCE North 00 degrees 36 minutes 55 seconds West, crossing said Seneca Street, a distance of 50.01 feet to a point for the southwest corner of Lot 20, Block 2 of said Ross Heights, said point being the intersection of the east right-of-way line of said Gendy Street with the north right-of-way line of said Seneca Street;

THENCE South 89 degrees 36 minutes 55 seconds East, with the north right-of-way line of said Seneca Street, a distance of 500.00 feet to a point for the southeast corner of Lot 11, Block 2 of said Ross Heights, said point being the intersection of the north right-of-way line of said Seneca Street with the west right-of-way line of said Clyde Street;

THENCE North 00 degrees 36 minutes 55 seconds West, with the east line of Lot 11, Block 2 of said Ross Heights and with the west right-of-way line of said Clyde Street, a distance of 120.00 feet to a point for the northeast corner of Lot 11, Block 2 of said Ross Heights, said point being the intersection of the west right-of-way line of said Clyde Street with the south line of a 15' Alley;

THENCE North 89 degrees 36 minutes 55 seconds West, with the south line of said 15' Alley, a distance of 500.00 feet to a point for the northwest corner of Lot 20, Block 2 of said Ross Heights, said point being the intersection of the south line of said 15' Alley with the the east right-of-way line of said Gendy Street (Volume 310, Page 32);

THENCE North 00 degrees 36 minutes 55 seconds West, with the east right-of-way line of said Gendy Street (Volume 310, Page 32), a distance of 15.00 feet to a point for the southwest corner of Lot 1, Block 2 of said Ross Heights, said point being the intersection of the east right-of-way line of said Gendy Street (Volume 310, Page 32) with the north line of said 15' Alley;

THENCE South 89 degrees 36 minutes 55 seconds East, with the north line of said 15' Alley, a distance of 500.00 feet to a point for the southeast corner of Lot 10, Block 2 of said Ross Heights, said point being the intersection of the north line of said 15' Alley with the west right-of-way line of said Clyde Street;

THENCE North 00 degrees 36 minutes 55 seconds West, a distance of 120.00 feet to a point for the northeast corner of Lot 10, Block 2 of said Ross Heights and in the south right-of-way line of said Winona Street (Volume 320, Page 32);

THENCE North 89 degrees 36 minutes 36 seconds West, with the south right-of-way line of said Winona Street (Volume 320, Page 32), a distance of 471.84 feet to a point for corner at the intersection of the north line of Lot 1, Block 2 of said Ross Heights with the east right-of-way line of Gendy Street as recorded in Cabinet A, Slide 8180 of said Plat Records of Tarrant County, Texas, said point being in a non-tangent curve to the left having a radius of 112.00 feet, a central angle of 16 degrees 40 minutes 32 seconds and whose chord bears North 07 degrees 01 minutes 02 seconds East, a distance of 32.48 feet;

THENCE with the easterly right-of-way line of said Gendy Street recorded in Cabinet A, Slide 8180 of said Plat Records of Tarrant County, Texas and with said non-tangent curve to the left, an arc length of 32.60 feet to a point for corner;

THENCE South 89 degrees 12 minutes 14 seconds East, a distance of 739.65 feet to a point for corner;


THENCE South 00 degrees 36 minutes 55 seconds East, a distance of 27.00 feet to a point for the northeast corner of Lot 4, Block 3 of said Ross Heights, said point being in the south right-of-way line of said Winona Street (Volume 320, Page 32);

THENCE North 89 degrees 36 minutes 55 seconds West, a distance of 222.00 feet to the **POINT OF BEGINNING**, and containing 106,961 square feet or 2.455 acres of land, more or less.

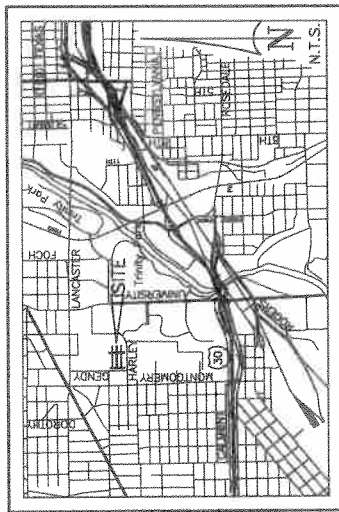
Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas State Plane Coordinate System, NAD 83, North Central Zone, utilizing WDS virtual reference system network. All bearings and distances shown hereon are surface.

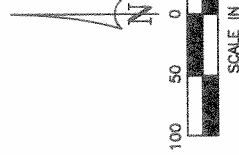
Date: August 23, 2010


Jon L. Cooper, RPLS
Registered Professional Land Surveyor
No. 5254





VICINITY MAP



TRACT I: 18,060 SQ.FT. -- 0.415 ACRES
TRACT II: 106,691 SQ.FT. -- 2.455 ACRES
NET: 103,008 SQ.FT. -- 2,870 ACRES

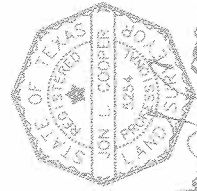
City of Fort Worth

1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102

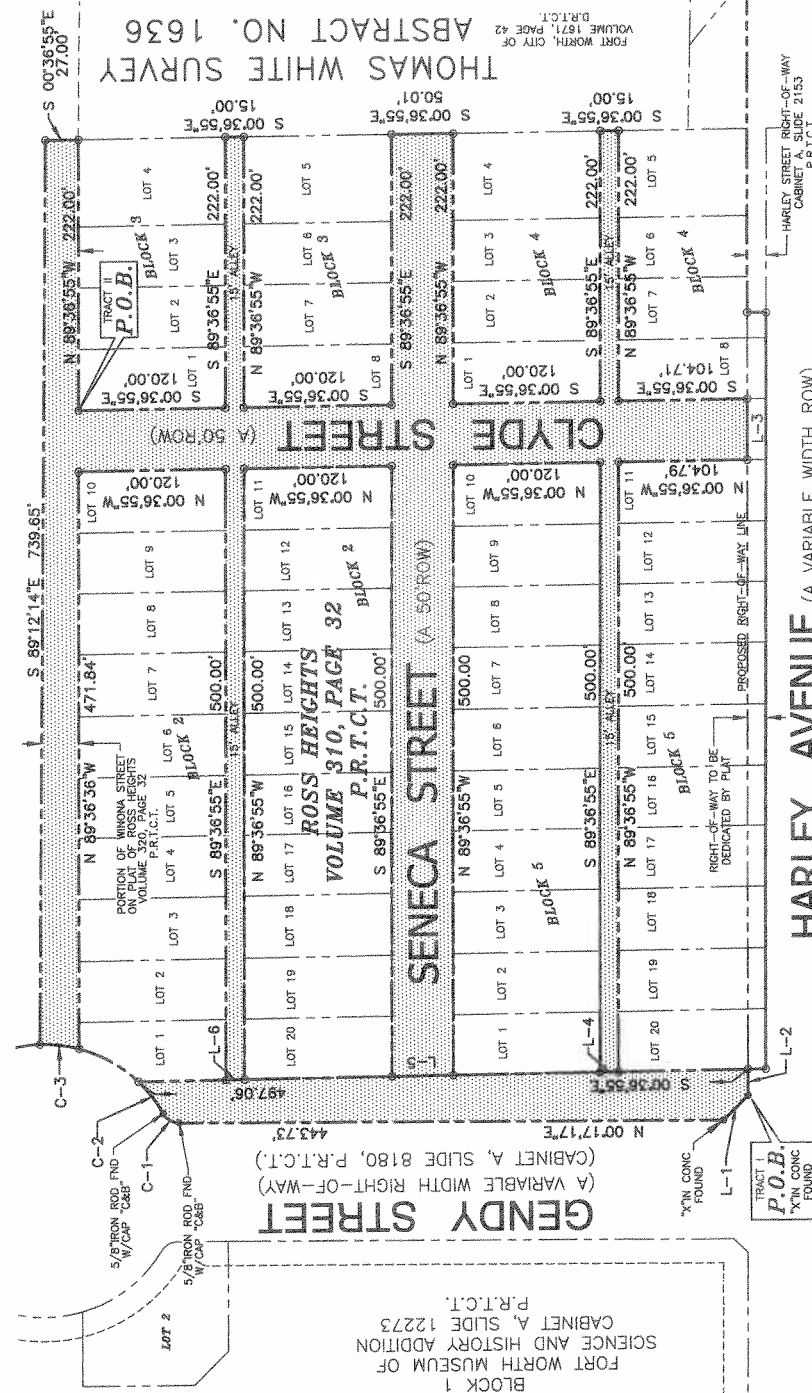
EXHIBIT SHOWING

RIGHT-OF-WAY & ALLEY ABANDONMENT

A
OUT OF
BLOCKS 2, 3, 4 & 5, ROSS HEIGHTS
AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 320, PAGE 32
PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: WILL ROGERS COMPLEX PLATING
RIGHT-OF-WAY ABANDONMENT NET AREA: 125,021 SQUARE FEET OR 2.455 ACRES
JOB NO. FW-1010.00 DRAWN BY: JT
DATE: AUGUST 23, 2010 PAGE 1 OF 1
GORDON & ASSOCIATES, INC. 6707 BRENTWOOD STAR ROAD, SUITE 50 FORT WORTH, TX 76112
517-498-1424 FAX 517-498-1788



HARLEY AVENUE (A VARIABLE WIDTH ROW)

LOT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10

LINE	BEARING	DISTANCE
L-1	N 44°40'46"W	28.30'
L-2	N 89°42'07"W	21.61'
L-3	N 89°42'07"W	50.01'
L-4	N 00°36'55"W	15.00'
L-5	N 00°36'55"W	50.01'
L-6	N 00°36'55"W	15.00'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	15.00'	60°46'18"	N 30°41'22"E	15.17'	15.91'
C-2	112.00'	16°55'44"	N 52°36'36"E	32.97'	33.09'
C-3	112.00'	16°40'32"	N 07°01'02"E	32.48'	32.60'

NOTE: ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE, UTILIZING WGS 1984 REFERENCE SYSTEM NETWORK. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SURFACE.

**RIP JOHNSON ROAD, BURNETT-TANDY ROAD AND W. R. WATT ROAD
RIGHT-OF-WAY ABANDONMENT**

EXHIBIT A

BEING a 2.007 acre tract of land out of the Thomas White Survey, Abstract No. 1636, Tarrant County, Texas and the J. P. Montgomery Survey, Abstract No. 1030, Tarrant County, Texas, said 2.007 acre tract of land being all of Rip Johnson Road, Burnett-Tandy Drive and W. R. Watt Drive as shown on plat of Will Rogers Memorial Center, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 2153 of the Plat Records of Tarrant County, Texas said 2.007 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the intersection of the existing south right-of-way line of Harley Avenue with the existing westerly right-of-way line of University Street (a variable width right-of-way) as shown on plat of said Will Rogers Memorial Center Addition, from which a 5/8 inch iron rod found for a corner in the south line of said Harley Avenue bears South 88 degrees 33 minutes 44 seconds West, a distance of 99.69 feet; **THENCE** North 16 degrees 49 minutes 28 seconds West, crossing said Harley Avenue, a distance of 145.45 feet to a point for corner in the south line of Lot 1, Block 2 of said Will Rogers Memorial Addition, said point being the intersection of the existing north right-of-way line of said Harley Avenue with the existing westerly right-of-way line of University Street, said point being the beginning of a non-tangent curve to the left having a radius of 746.00 feet, a central angle of 14 degrees 45 minutes 51 seconds and whose chord bears South 78 degrees 35 minutes 13 seconds West, a distance of 191.70 feet; **THENCE** with said the existing north right-of-way line of said Harley Avenue, with the south line of Lot 1, Block 2 of said Will Rogers Memorial Center Addition, an arc length of 192.23 feet to the **POINT OF BEGINNING** of the herein described 2.007 acre tract of land, said point the most southerly southwest corner of Lot 1, Block 2 of said Will Rogers Memorial Center Addition, said point being the intersection of the existing north right-of-way line of said Harley Avenue with the easterly right-of-way line of W. R. Watt Drive;

THENCE South 63 degrees 36 minutes 17 seconds West, with the north right-of-way line of said Harley Avenue and crossing said W. R. Watt Drive, a distance of 138.36 feet to an "X" cut in concrete set for the most southerly southeast corner of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, said "X" cut in concrete being the intersection of the north right-of-way line of said Harley Avenue with the west right-of-way line of said W. R. Watt Drive, said "X" cut in concrete also being the beginning of a non-tangent curve to the left having a radius of 40.00 feet, a central angle of 76 degrees 46 minutes 21 seconds and whose chord bears North 24 degrees 16 minutes 01 seconds East, a distance of 49.68 feet;

THENCE with the east line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the west right-of-way line of said W. R. Watt Drive and with said non-tangent curve to the left, an arc length of 53.60 feet to an "X" cut in concrete set for a corner in the east line of said Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, said "X" cut in concrete being the beginning of a curve to the right having a radius of 520.00 feet, a central angle of 15 degrees 08 minutes 21 seconds and whose chord bears North 06 degrees 33 minutes 18 seconds West, a distance of 137.00 feet;

THENCE with the east line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the west right-of-way line of said W. R. Watt Drive and with said curve to the right, an arc length of 137.40 feet to an "X" cut in concrete set for corner;

THENCE North 01 degrees 00 minutes 53 seconds East, with the east line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas and with the west right-of-way line of said W. R. Watt Drive, a distance of 103.39 feet to an "X" cut in concrete for the beginning of a curve to the left having a radius of 20.00 feet, a central angle of 89 degrees 58 minutes 58 seconds and whose chord bears North 43 degrees 58 minutes 02 seconds West, a distance of 28.28 feet;

THENCE with the northeasterly line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the west right-of-way line of said W. R. Watt Drive and with said curve to the left, an arc length of 31.41 feet to an "X" cut in concrete set for corner in the north line of said Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, said "X" cut in concrete being in the south right-of-way line of said Burnett-Tandy Road;

THENCE North 88 degrees 56 minutes 57 seconds West, with the north line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas and with the south right-of-way line of said Burnett-Tandy Drive, a distance of 467.42 feet to an "X" cut in concrete for the beginning of a curve to the left having a radius of 20.00 feet, a central angle of 90 degrees 02 minutes 10 seconds and whose chord bears South 46 degrees 01 minutes 58 seconds West, a distance of 28.29 feet;

THENCE with the northwesterly line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the southeasterly right-of-way line of said Burnett-Tandy Drive and with said curve to the left, an arc length of 31.43 feet to an "X" cut in concrete set for corner in the west line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, said "X" cut in concrete being in the east right-of-way line of Rip Johnson Road;

THENCE South 01 degrees 00 minutes 53 seconds West, with the west line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the east right-of-way line of said Rip Johnson Road, a distance of 229.23 feet to an "X" cut in concrete set for the beginning of a curve to the left having a radius of 460.00 feet, a central angle of 17 degrees 57 minutes 19 seconds and whose chord bears South 07 degrees 57 minutes 45 seconds East, a distance of 143.56 feet to an "X" cut in concrete set for corner;

THENCE with the west line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the east right-of-way line of said Rip Johnson Road and with said curve to the left, an arc length of 144.15 feet to an "X" cut in concrete set for corner;

THENCE South 16 degrees 56 minutes 24 seconds East, with the west line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the east right-of-way line of said Rip Johnson Road, a distance of 83.67 feet to an "X" cut in concrete set for the beginning of a curve to the left having a radius of 40.00 feet, a central angle of 88 degrees 23 minutes 33 seconds and whose chord bears South 61 degrees 08 minutes 11 seconds East, a distance of 55.77 feet;

THENCE with the west line of Lot 1, Block 1 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, with the east right-of-way line of said Rip Johnson Road and with said curve to the left, an arc length of 61.71 feet to an "X" cut in concrete set for the intersection of the east right-of-way line of said Rip Johnson Road with the north right-of-way of said Hurley Avenue, said "X" cut in concrete being the beginning of a non-tangent curve to the right having a radius of 1160.00 feet, a central angle of 07 degrees 11 minutes 46 seconds and whose chord bears South 78 degrees 15 minutes 56 seconds West, a distance of 145.60 feet;

THENCE with the north right-of-way line of said Hurley Avenue crossing said Rip Johnson Road, an arc length of 145.69 feet a 5/8" iron rod set with cap stamped "Gorrrondona" set for the intersection of the north right-of-way line of said Hurley Avenue with the west right-of-way line of said Rip Johnson Road, said 5/8 inch iron rod with cap set being the beginning of a non-tangent curve to the left having a radius of 40.00 feet, a central angle of 98 degrees 47 minutes 46 seconds and whose chord bears North 32 degrees 27 minutes 45 seconds East, a distance of 60.74 feet;

THENCE with the westerly right-of-way line of said Rip Johnson Road and with said non-tangent curve to the left, an arc length of 68.97 feet point for corner;

THENCE North 16 degrees 56 minutes 24 seconds West, with the west right-of-way line of said Rip Johnson Road, a distance of 70.92 feet to point for the beginning of a curve to the right having a radius of 520.00 feet, a central angle of 17 degrees 57 minutes 19 seconds and whose chord bears North 07 degrees 57 minutes 45 seconds West, a distance of 162.29 feet to a point for corner;

THENCE North 01 degrees 00 minutes 53 seconds East, existing west right-of-way line of said Rip Johnson Road, a distance of 309.28 feet to an "X" cut in concrete found for the intersection of the west right-of-way line of said Rip Johnson Road with the north right-of-way line of said Burnett-Tandy Drive as shown on plat of said Will Rogers Memorial Center Addition;

THENCE South 88 degrees 56 minutes 58 seconds East, with the north line of said Burnett-Tandy Drive, a distance of 627.42 feet to a point for the northwest corner of Lot 1, Block 2 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, said "X" cut in concrete also being the intersection of the north right-of-way line of said Burnett-Tandy Drive with the east right-of-way line of said W. R. Watt Drive;

THENCE South 01 degrees 00 minutes 53 seconds West, with the east right-of-way line of said W. R. Watt Drive and with the west line of Lot 1, Block 2 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, a distance of 183.34 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 460.00 feet, a central angle of 10 degrees 59 minutes 52 seconds and whose chord bears South 04 degrees 29 minutes 03 seconds East, a distance of 88.16 feet;


THENCE with said curve to the left, with the east line of said W. R. Watt Drive and with the west line of Lot 1, Block 2 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, an arc length of 88.30 feet to an "X" cut in concrete set for the beginning of a curve to the left having a radius of 40.00 feet, a central angle of 98 degrees 49 minutes 06 seconds and whose chord bears South 59 degrees 23 minutes 22 seconds East, a distance of 60.75 feet;

THENCE with said curve to the left, with the east line of said W. R. Watt Drive and with the west line of proposed Lot 1, same being the west line of Lot 1, Block 2 of said Will Rogers Memorial Center as recorded in Cabinet A, Slide 2153 of said Plat Records of Tarrant County, Texas, an arc length of 68.99 feet to the **POINT OF BEGINNING** and containing 87,445 square feet or 2.007 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas State Plane Coordinate System, NAD 83, North Central Zone, utilizing WDS virtual reference system network. All bearings and distances shown hereon are surface.

Date: October 29, 2010



Jon L. Cooper, RPLS
Registered Professional Land Surveyor
No. 5254

